

Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



Please note:

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box): an annual fire safety statement (complete the declaration at Section 8 of this form)
 a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the building

This statement applies to: the whole building part of the building

Address

35-37 Coral Street, THE ENTRANCE NSW 2261

Lot No. (if known)	DP/SP (if known)	Building name (if applicable)
	SP81699	

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

Residential building with commercial shops on ground floor. Six storeys.

Section 3: Name and address of the owner(s) of the building or part of the building

Name

Owners Corporation SP 81699 C/- All Strata Services

Address

C/- All Strata Services Locked Bag 2908 Central Coast MC NSW 2252

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
Access panels, doors and hoppers	Clause C3.13 AS 1530.4-2005	3/2/2022	AD

Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



Automatic fire detection and alarm system	<p>Specification E2.2a BCA and AS 1670.1-2004 and Fire Safety Assessment Report prepared by Arup Fire Revision 3, dated 19 February, 2008 specifically:-</p> <ul style="list-style-type: none"> • Thermal detector in each apartment linked to FIP and Brigade monitored. • Smoke detector within apartments in close proximity to the fire shutters linked to the FIP and Brigade monitored. • Smoke detector at the top of the lift shaft, outside the doors to lift 1 smoke lobby and outside lift 2 doors at the basement level – linked to the building occupant warning system. • Smoke detectors within each retail tenancy • Smoke detectors in service in basement and ground floor levels. • Smoke detectors in each public lobby space. • Flame detectors to the light well voids linked to all fire shutters in the void • Flame detectors linked to FIP and Brigade monitored. • Thermal detectors to lift motor rooms to return car lifts to the nearest landing. <p>Thermal detectors throughout all carpark areas.</p>	3/2/2022	AD
Emergency lighting	Clause E4.2 and E4.4 BCA and AS 2293.1-2005	3/2/2022	AD
Automatic (required) exit doors	Clause D2.19 BCA and Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009	3/2/2022	AD
Exit signs	Clause E4.5, E4.6 and E4.8 BCA and AS 2293.1-2005	3/2/2022	AD
Fire dampers	Clause C3.15, E2.2 BCA 2006 and AS 1668.1-1998 and AS1668.2-1991	3/2/2022	AD
Fire doors	<p>Clause C21.12, C2.13, C3.2, C3.4, C3.5, C3.6, C3.7, C3.8, C3.11 and Specification C3.4 BCA and AS1905.1-2005 and Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19th February, 2009 specifically: -</p> <ul style="list-style-type: none"> • -/60/30 fire doors with smoke seals between foyers and carpark and to the rated lobbies between the basement carpark and the lifts and the bottom of stair 2. 	3/2/2022	AD
Fire hydrant systems	Clause E1.3 BCA and AS 2419.1-2005	3/2/2022	AD
Fire seals protecting openings in fire resisting components of the building	Clause C3.15, and Specification C3.15 BCA and AS 1530.4-2005 and AS 4072.1-2005	3/2/2022	AD

Fire rated construction	Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009 specifically: --/60/60 construction between the ground floor foyers and the retail tenancies and carpark.	3/2/2022	AD
Fire load restrictions	Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009 specifically: - Public corridors within the class 2 portion to be kept sterile of combustible materials.	3/2/2022	AD
Fire shutters	Specification C3.4 BCA and AS1905.2-2005 and Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009 specifically: - <ul style="list-style-type: none"> • Fire shutters activated by smoke detectors within apartments • FRL of -/120/- to windows within units 1, 3, 4, 5, 9, 11, 12, 13, 17, 18, 19, 24, 28 and 29. FRL of -/120/- to window of bedroom 2 within units 30 and 31.	3/2/2022	AD
Fire windows (fire rated glass blocks)	Specification C3.4 BCA and Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009 specifically: - <ul style="list-style-type: none"> • Fire rated glass blocks to internal public corridors are positioned a minimum 1500mm above floor level. • Fire rated glass blocks to openings in western elevation to the entry halls and balconies of units 8, 16, 22, 27, 30 and 31. Fire rated glass blocks to ensuite windows within units 4, 12, 17 and 23.	3/2/2022	AD
Hose reel systems	Clause E1.4 BCA and AS2441-2005 and Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009	3/2/2022	AD
Lightweight construction	Clause C1.8 and Specification C1.8 BCA and AS 1530.3-1999	3/2/2022	AD
Mechanical air handling systems (inclusive of manual over-ride within carpark)	Clause E2.2 and BCA and AS1668.1-1998 and AS1668.2-1991	3/2/2022	BS
Portable fire extinguishers	Clause E1.6 BCA and AS 2444-2001 and Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009 specifically: - Additional extinguishers in foyers at ground floor and basement level.	3/2/2022	AD

Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



Manual call points	Specification E2.2a BCA and AS1670.1-2004 and Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009 specifically: - Basement carpark linked to FIP and occupant warning system and connected to Brigade monitoring	3/2/2022	AD
Smoke detectors and heat alarms (within individual units)	Specification E2.2a BCA and AS 3786-1993	3/2/2022	AD
Wall wetting sprinkler and drencher system	Clause C3.4 BCA and AS 2118.2-1995	3/2/2022	AD
Smoke lobby	Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009 specifically: - 6mm thickness toughened glass to AS1288 with self closing solid core doors and smoke seals with temperature rating of 200 degrees Celsius compliant with AS1530.7 to basement carpark lobby.	3/2/2022	AD
Strobe lights	Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009	3/2/2022	AD
Warning and operational signs	Clause C3.6, D2.23 and E3.3 BCA, Clause 183 of the Environmental Planning and Assessment Regulation,2000 and Fire Safety Assessment Report prepared by Arup Fire Revision 3 dated 19 th February, 2009 Specifically: - <ul style="list-style-type: none"> Signage for lifts to be minimum 25mm capital letters of contrasting colour to background. Signage to prevent storage of combustible materials within class 2 portion public corridors.	3/2/2022	AD

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS).

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 9 Division 7)

Part of the building inspected	Date(s) inspected	APFS *
Whole building	3/2/2022	AD

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS).

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)

Full name	Phone	Email	Accreditation No.*	Signature
Anthony Dein	0467081177	info@firebiz.com.au	F045986A	

* Where applicable – see notes on page 4 for further information.

Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



Section 7: Name and contact details of the person issuing this statement

Full name

Mr Stephen Hogg

Organisation (if applicable)

All Strata Services

Title/Position (if applicable)

Licensee in Charge

Phone

02 4351 96990

Email

allstrata@allstrataservices.com.au

The person issuing the statement must not be an APFS listed in section 6 or their employer/employee or direct associate.

Section 8: Annual fire safety statement declaration

I, [Click here](#) **Stephen Hogg** (insert full name) being the: owner owner's agent

declare that:

- a) each essential fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) and was found, when it was assessed, to be capable of performing:
 - i. in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
 - ii. in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- b) the building has been inspected by an accredited practitioner (fire safety) and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of Part 9 of the Regulation.

Owner/Agent Signature

Date issued

22.03.2022

Section 9: Supplementary fire safety statement declaration

I, [Click here](#) (insert full name) being the: owner owner's agent

declare that each critical fire safety measure specified in the statement has been assessed by an accredited practitioner (fire safety) and was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which this statement is issued.

Owner/Agent Signature

Date issued

Note:

A current fire safety schedule for the building must be attached to the statement in accordance with the Regulation.

Please note:

The following information has been provided to help building owners complete the fire safety statement template and does not comprise part of the form. The following pages do not have to be displayed in the building and need not be submitted to the local council and the Commissioner of Fire and Rescue NSW.

General

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the *Environmental Planning and Assessment Regulation 2000*.
- An 'APFS' is an accredited practitioner (fire safety) as defined in clause 3 of the Regulation.
- The completed fire safety statement form must be submitted to both the local council and Fire and Rescue NSW.
- Please contact your local council for further information about how to submit the completed statement.
- Completed statements can be emailed to Fire and Rescue NSW at afss@fire.nsw.gov.au. Alternately, statements can be posted to Fire and Rescue NSW, Locked Bag 12, Greenacre NSW 2190. For further information about this process, please visit the 'Lodge a fire safety statement' page at www.fire.nsw.gov.au.
- As soon as practicable after issuing the fire safety statement, the building owner must display a copy (together with a copy of the current fire safety schedule) in a prominent location within the building.
- Further information about building fire safety is available on the 'Fire safety' page of the Department's website at www.planning.nsw.gov.au.

Section 1: Type of statement

- Mark the applicable box to identify if the statement being issued is an annual fire safety statement or a supplementary fire safety statement.
- An annual fire safety statement is issued under clause 175 of the Regulation and relates to each essential fire safety measure that applies to the building.
- A supplementary fire safety statement is issued under clause 178 of the Regulation and relates to each critical fire safety measure that applies to the building.

Section 2: Description of the building or part of the building

- Mark the applicable box to identify whether the statement relates to the whole building or part of the building.
- In addition to the address and other property identifiers, a brief description of the building or part is to be provided. This could include the use(s) of the building (e.g. retail, offices, residential, assembly, carparking), number of storeys (above and/or below ground), construction type or other relevant information.
- If the description relates to part of a building, the location of the part should be included in the description.

Section 3: Name and address of the owner(s) of the building or part of the building

- Provide the name and address of each owner of the building or part of the building.
- The owner of the building or part of the building could include individuals, a company, or an owner's corporation.

Section 4: Fire safety measures

- The purpose of this section is to identify all of the fire safety measures that apply to a building or part of a building.
- Fire safety measures include both essential fire safety measures and critical fire safety measures. They include items such as portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems and lightweight construction.
- Essential fire safety measures are those fire safety measures which are assessed on an annual basis, while critical fire safety measures are those which are required to be assessed at more regular intervals (as detailed on the fire safety schedule). These terms are defined in clause 165 of the Regulation.
- For annual fire safety statements, the table in section 4 must list each of the essential fire safety measures that apply to the building or part of the building and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within the 3 months prior to the date the annual fire safety statement is issued.

- For supplementary fire safety statements, the table in section 4 must list each of the relevant critical fire safety measures that apply to the building or part and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within 1 month prior to the date the supplementary fire safety statement is issued.
- The accreditation number of the APFS who assessed a fire safety measure listed in section 4 must be nominated against the relevant measure(s) in the column titled 'APFS'. If the APFS is not required to hold accreditation, the name of the APFS must be listed. Further information relating to the accreditation of practitioners is provided at section 6.

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 9 Division 7)

- This section applies only to an annual fire safety statement.
- The purpose of this section is to identify that an APFS has inspected the fire exits, fire safety notices, doors relating to fire exits and paths of travel to fire exits in the building or part of the building and found there has been no breach of Division 7 of Part 9 of the Regulation.
- The table in section 5 must detail the parts of the building that were inspected. The date(s) of the inspection(s) must be within the 3 months prior to the date the annual fire safety statement is issued.
- The accreditation number of the APFS who inspected the whole or part of the building listed in section 5 must be nominated against the relevant part in the column titled 'APFS'. Further information relating to the accreditation of practitioners is provided at section 6.

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)

- An APFS is a person engaged by the building owner(s) to undertake the assessment of fire safety measures in section 4 and the inspection of the buildings exit systems in section 5 (for an annual fire safety statement).
- The purpose of this section is to record the name and contact details of each APFS who assessed a fire safety measure listed in section 4 or inspected the building or part of the building as specified in section 5.
- Each APFS listed in the table must also sign the fire safety statement. Alternatively, an APFS could provide the building owner or agent with a separate signed document to endorse the relevant part of the fire safety statement.
- The first industry accreditation scheme for APFS has been approved by the NSW Government.
- From July 1 2020, a building owner must select an APFS from a register of accredited practitioners. The accreditation number of each relevant APFS must be listed on the form.
- If the building owner has determined the competence of the APFS because the Commissioner for Fair Trading is satisfied there are no practitioners accredited under an industry approved accreditation scheme to assess a specific fire safety measure and has authorised the owner to do so, there is no requirement to include an accreditation number on the form.
- Further information about the approved industry accreditation schemes can be found on the 'Fire safety practitioners' page of the NSW Fair Trading website at www.fairtrading.nsw.gov.au.

Section 7: Name and contact details of the person issuing the statement

- The purpose of this section of the form is to detail the name and contact details of the person who is issuing the statement i.e. the person who completes and signs section 8 or section 9 of the form. This could be the owner(s) of the building or a nominated agent of the owner(s).
- Where a person issues the statement on behalf of an organisation (as the owner of the building), the name of the organisation and the title/position of the person must be provided. The person issuing the statement as a representative of the organisation must have the appropriate authority to do so.
- Where a person issues the statement on behalf of the owner(s) (as the owner's agent), this person must have the appropriate authority from the building owner(s) to undertake this function.
- In the case of a building with multiple owners, one owner may issue the statement, however each of the other owners must authorise the owner who issues the statement to act as their agent.
- The person issuing the statement must not be an APFS who is listed in section 6 or their employer/employee or direct associate. This recognises the different roles and responsibilities for building owner(s) and the APFS in the fire safety statement process. This is important because the Regulation makes building owners responsible for declaring that fire safety measures have been assessed and the building inspected (for the purposes of section 5) by an APFS. This ensures that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.
- In addition, only the building owner(s) can determine that a person is competent to perform the fire safety assessment functions where there is no person who holds accreditation. The building owner(s) are also responsible

for ensuring that essential fire safety measures are maintained in accordance with clause 182 of the Regulation. An agent cannot be made responsible for these requirements.

Section 8: Annual fire safety statement declaration

- The person completing this section is the person who is issuing the annual fire safety statement in accordance with clause 175 of the Regulation and is the same person as detailed in section 7. The person issuing the statement must identify if they are the owner or the owner's agent.
- In issuing the statement, the building owner or agent is not declaring that each fire safety measure meets the minimum standard of performance, but rather that each fire safety measure has been assessed, and was found by an APFS to be capable of performing to that standard, as listed in section 4. In performing this function, the building owner or owner's agent could obtain documentation from each APFS to verify that the standard of performance has been met, prior to completing the form and issuing the statement.
- The person who issues the statement by completing section 8 or section 9 of the form must not be an APFS who was involved in the assessment of any of the fire safety measures, or inspection of the building for the purposes of the statement, or their employer/employee or direct associate. This is to ensure that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

Section 9: Supplementary fire safety declaration

- The person completing this section is the person who is issuing the supplementary fire safety statement in accordance with clause 178 of the Regulation and is the same person as detailed in section 7. The person issuing the statement must identify if they are the owner or the owner's agent.
- The information provided above in relation to section 8 on what the owner is declaring also applies to a supplementary fire safety statement.

© State of New South Wales through Department of Planning, Industry and Environment 2021. The information contained in this publication is based on knowledge and understanding at the time of writing (February 2021). However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Planning, Industry and Environment or the user's independent adviser.